



**222 Benson  
Margate, NJ 08402**

**Asking \$2,199,000.00**



**COMMENTS**

REDUCED \$100K STUNNING NEW CONSTRUCTION TOWNHOUSE IN MARGATE'S MARINA DISTRICT! Step into the foyer with oversized tile flooring, leading to a spacious extra-wide 2-car garage and a bonus room with Pella sliders that open to a beautifully fenced-in side yard—ideal for outdoor entertaining or relaxation. Ascend to the first level which boasts three generously sized bedrooms, each with its own en-suite bathroom. Also, on this level there is a powder room, a laundry room, and a cozy den with expansive sliding glass doors that lead out to a large covered deck—perfect for enjoying the fresh bay breeze. A second set of sliding doors opens to an additional deck with stairs to the side yard. The second floor is the heart of the home, where an open-concept gourmet kitchen awaits. It features a center island, top-of-the-line luxury appliances, and a spacious pantry, making it a chef's dream. The adjoining great room is nothing short of spectacular, with soaring cathedral ceilings and a stunning gas fireplace framed in marble. This floor also includes an additional bedroom or flex room with a full bathroom and walk-in closet, as well as a large, partially covered patio, perfect for soaking in the breathtaking views of the bay. The top floor is the ultimate retreat—the master suite. This expansive sanctuary offers a walk-in closet and a gorgeous master bathroom with double sinks. Enjoy your morning coffee on the private deck off the master, and unwind in style. This exquisite home is also approved for a pool and has a 4 STOP ELEVATOR. Don't miss the opportunity to own this exceptional property in one of Margate's most coveted locations!

**PROPERTY DETAILS**

OutsideFeatures	ParkingGarage	OtherRooms	InteriorFeatures
Cabana	Two Car	Den/TV Room	Cathedral Ceiling
Deck		Eat In Kitchen	Elevator
Fenced Yard		Primary BR on 1st floor	Kitchen Center Island
			Walk In Closet
AppliancesIncluded	Basement	Heating	Cooling
Dishwasher	Finished	Forced Air	Central
Dryer		Gas-Natural	Electric
Gas Stove		Multi-Zoned	Multi-Zoned
Microwave			
Refrigerator			
Washer			
HotWater	Water	Sewer	
Gas	Public	Public Sewer	

# Berger Realty

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Tankless-gas



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